

MINUTES OF JOINT WORKSHOP MEETING
RIDGWAY TOWN COUNCIL and PLANNING COMMISSION
MARCH 15, 2017

The Town Council convened for a joint workshop at 7:10 p.m. in the Ridgway Community Center, 201 N. Railroad Street, Ridgway, Colorado. Councilors Austin, Gold, Hunter, Williams, Young and Mayor Clark were in attendance. Mayor Pro Tem Johnson was absent

Town Clerk's Notice of Workshop Meeting dated 3-13-17.

The Council met with members of the Planning Commission to discuss short term rentals and accessory dwelling units. This meeting was continued from workshops held on 1-18-17, 2-1-17 and 2-28-17.

1. Short Term Rentals and Accessory Dwelling Units

Staff Report dated 3-15-17 from the Town Manager and Assistant Planner presenting revisions to the short term rental regulations based on discussion and feedback from the previous three workshops. Email dated 3-6-17 from Shari Braund sharing her experience as an owner of long term rental units; email dated 3-15-17 from Jack Young regarding property taxes for commercial lodging facilities.

Town Manager Coates summarized the Staff Report which presented points and direction from the previous meetings. She requested the Council and Commission address licensing for short term rentals (STR) and water and sewer tap fees for accessory dwelling units (ADU) that convert to a single family dwelling unit.

Manager Coates summarized the changes given at prior meetings which included adding a duplex as a STR if owned by a single owner and the owner is living in the adjacent unit; increase allowable bedrooms for STR's from four to five; multi-family residences may not contain STR's; bi-annual licensing; requirements for ADU's, whether attached or detached; inspection of STR's; maximum of five STR's per building in HB or GC zones. Manager Coates presented four scenarios for ADU's and STR's and discussed these with the Council.

There was discussion regarding limiting the number of STR's in residential areas.

SPEAKING FROM THE AUDIENCE:

Shari Braund spoke in favor of "maintaining integrity of the community" and limiting STR's in residential areas.

Andy Mueller spoke in opposition to limiting the number of STR's.

Mary Beth Hollenbeck spoke in favor of limiting the number of STR's.

Guthrie Castle suggested establishing criteria to limit STR's based on density in specific zones.

There was discussion regarding licensing. It was noted once STR's are located through licensing it may assist in evaluating zoning areas to limit density. It was agreed the owner must make the application, not a representative, and each property must be licensed. Staff was directed to prepare a proposed two year license fee based on costs to administer the licensing. It was also

agreed to modify #13 of the current regulations and include more health and safety items that should be required. There was discussion regarding inclusion of deed restricted homes.

SPEAKING FROM THE AUDIENCE:

Shari Braun noted the need for more long term rentals in Town, and encouraged a limit on the number of STR's.

Bob Kelly supported limiting STR's to "control the neighborhoods character" and asked if a "house swap" was a STR?

There was discussion and it was agreed to remove from the restrictions being placed on STR's a bedroom in a single family home which is owner occupied.

Manager Coates asked if staff should prepare proposed regulations restricting the total number of STR licenses. It was agreed to establish licensing requirements before reviewing limitations on STR's. The Town Manager noted based on time frames needed to change the municipal code and institute the licensing, the next discussion will be in six to eight months.

The consensus of the Council was to direct staff to prepare an ordinance for introduction at the April meeting.

ADJOURNMENT

The meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk